#### SUBURBAN REAL ESTATE CITY AND

APARTMENTS-Sale or Let.

Unfurnished-Broux. READY FOR OCCUPANCY New High Class Walk Up 1454 University Avenue Cor. Ogden and University Aves. 3-4-5 Rooms

JOHN J. MEENAN 1966 Broadway

# Ready for Occupancy

2515-2525 Grand Concourse at Fordham Road. 3-4 Room Apartments with every modern improvement.

#### FACING CROTONA PARK

IDEAL OUTSIDE 3 AND 4 ROOM MODERN APARTMENTS. BUILDING JUST COMPLETED. LATEST IMPROVEMENTS. RESTRICTED NEIGHBORHOOD. Cear 174th St., Lexington Av. Subway

UNIVERSITY HEIGHTS

77 West 183d St.

3 and 4 Room Apartments One block from University ave... Lexington, Jerome, 6th and 6th av. "L." at Burnside av., or 183d st. Ready for Occupancy Oct. 1st

2312-2316 LORING PLACE 4-5-6 & 7 Rooms & 2 Baths

Unfurnished-Oucens.



#### Forest Bills Bardens

15 Mins. from 34th St., N. Y. C. TENNIS PLACE. Elevator Apartments
Block from Station.
Special
Rooms, Eath, housekeeping, \$1,080 FINE SUITES.
3-4-5-6 Rooms, 1 or 2 Baths
Spacious light rooms,
real believes, rooms. CLUB SERVICE home-cooked meals almost cost to apartments or in beautiful large Tea Room. GUYON L. C. EARLE, Agent. 358 Fifth Avenue. Fitzfoy 0821.

### 10 MINUTES TO 42D ST.

5 light rooms, \$55-\$60; every modern im-rovement; newly decorated; 172 Nott av., I. City; only 2 blocks 11th st. station neensboro subway. Unfurnished-Westchester.

#### PHILIPSE MANOR ON-THE-HUDSON

One apartment still available in this desirable community, unfurnished, 5 rooms and bath, \$100 per month. Pos-session October 1.



### APARTMENTS WANTED.

**FURNISHED HOUSES** AND APARTMENTS **RULAND & BENJAMIN** 

#### MONEY TO LOAN & WANTED ON BOND & MORTGAGE.

MONEY available for mortgage loans for building one and two family houses within 20 miles; no summer houses or resort lo-calities considered. SERIAL BUILDING LOAN & SAVINGS INSTITUTION, 193 Broadway.

MONEY for eccond mortgage investment; no delay; no red tape; city, country. Call or write full, complete particulars. Foshay. 110 West delth, near Broadway. Ist or 2ds. BURKE STONE, INC., 41 E. 42d.
WANTED-Applications for mortgage loans on good rappayers in Bronx or Manhattan with good land values. THE SAHOFF CORPORATION, 46 Wall st. Hanover 7568.
\$50,000 for one, two good first mortgages, Manhattan, at 55 per cent. Write particulars. KROEHLE, 352 East 77th st.
\$500,000 wanted for 5 years, second mortgage, Brondway property: principals only. GUARANTEED, 2005 Herald, Herald sq.

## CITY REAL ESTATE.

A. V. AMY & CO., Real Estate, Efficient management of property, 160 West 72d st., N. Y. elly, CUSHMAN & WA EFFIELD INC. 50 East 42d st., Phone Murray Hill 1820. DOUGLAS L. ELLIMAN & CO. 15 East 40th St. Pleza 0200 JACOB J. TABOLT.

Carefud, connomical and efficient management of real estate, 670 Sth av., between
42d and 45d sts.

J. P. & L. A. KINSLING, 806 STH AV.

MANAGEMENT A SPECIALTY, RYAN & CO., 142 West 175th,

THE OTHENSBORD CORPORATION. 50 He t 420 st., corner Madison av. From Battery to 14th St., Inclusive.

WASHINGTON ST, near Desbrosses at a story stable, with lefts, and 3 story tenement, with store piol 35,880; will be sold chean, with store piol 35,880; will be sold chean, with suitable terms.

DERSCHUCH 4 CO, 58 CORTIANION ST.

WEST NT. corner, six lots, near Christopher at, OWNER, 429 West at and becoment, brick, 5:0 West 170b, and 3 story tenders, with store plot 35x80; will be sold chan, with store plot 35x80; will be sold by a store plot 35x80

### CITY REAL ESTATE.

Above 14th St. to 59th St. (Inclusive).

A THIRD AV, tenement, Murray Hill section; 5 stories, extra wide and deep; \$5,000 below value. Particulars ROBERT M. PULTON. 7 East 42d st.

FOCTOR'S OPPORTUNITY — Altered dwelling, Sid at, Fifth av. block; American basement; fine income proposition; price low terms attractive. ROBERT M. FULTON, 7 East 42d. FOUR story and basement, first class coudinon, consisting of 19 rooms, 3 baths immediate possession. 317 W. 22d st. TIMES SQUARE SECTION—5 story building long term lease; for sale, reasonable, or unlease; unusual opportunity; write H. L.,

1367 Broadway.
VICINITY Hotel Waldorf, on 5th av., 7 story, elevator building; large income; want \$25.-4000 cash and nearby or city residence. ROGERS 7 Beckman st.

9TH AVE., near 55th, 5 story, 2 stores; four T's: price \$40,000, mortgare \$22,000; income \$5,240. ASHFORTH & CO., 501 5th ave. Murray Hill 042. Murray Hill 0142. 18TH, 840-42 E.—Warehouse, 3 story build-ing, just completed, 50x92. LARKIN, 340 E. 18th st. Stuyvesant 2276.

2. 18th st. Stuyvesant 2276.

46TH ST., between 8th and 9th avs.—Three story and hasement dwelling, 14 rooms, 2 baths, electricity, used as rooming house; income \$109 weekly: property and furnishings to be sold \$32.00; terms arranged.

ASHFORTH & COMPANY, 501 WTH AV.

Murray Hill 0142.

20TH ST., near 9th 2v.—3 story and basement brick, brownstone front; all improvements; electric light, parquet floors, first class condition; renul \$2,400; sale pr. ve \$17,400. Apply RICHARD J. HASLINGER,

TWest 230 st.

48TH. near Broadway, 4 story, 20x100; long lease; rent \$7.000 net; immediate possession. ENGLISH, 1531 Broadway.

52D, 30 W.—For rent, 5 story brownstona American basement, modern dwelling, 3 story extension; 20 rooms, 6 baths, 6 toilets, electric elevator, trar staircase; ample closets, trunk and washroom. CHAS, C. BULL, 27 William at.

Above 59th St .- 7th Av. to East River. CAN sell for assessed value, 33 foot walk up near Mallson av. and 116th st.; good terms. GEORGE S. RUNK, 1252 Lexington COLD WATER-Stere property: East 100; rent, \$11,000; price, \$57,000; cash, \$15,000 HARRIS EXCHANGE, Times Building EAST 74TH ST., 306, 308, 310; 4 stories; sell together or separately. JOSEPH ABRAMSON, 46 West 46th st.

FOUR cold water, walk-up tenements with stores; no vacanches; East 125th st., Man-hattan; 70 per cent, can remain on mortgage, Address OWNER, S 2050 Herald, Herald sq. GOOD Yerkville income properties Cash no object, GEORGE S. RUNK, 1252 Lexington av. (85th st.)

Above 59th St .- 5th Av. to North Elver.

BROADWAY AND BOTH STREET is a recognized center; old buildings near this point suitable for alteration, with 150 feet store front, can be bought for land value; terms easy; \$15,000 cash.
SLAWSON & HOBBIS, 102 W. 72D ST.

BARGAIN—3 story and basement, 10 room residence; convenient to W. 91st st. subway; 17x100; electric lights, parquet fioora; price \$22,500, only \$2,500 cash required. M. H. GAILLARD & CO., Broadway and \$30.

BUILDEES—in the 1095, near West End; BUILDERS-In the 70%, near West End; plot at \$1,500 per front foot; immediate SLAWSON & HOBBS, 162 W. 72D ST.

buy 12 room house on W. 122d st; price \$13,500.

PORTER & CO., 159 W. 125th st.

ESTATE will sell, baraain, four 5 steey tenement houses, 100x160, four families on each floor; hot water supply; eight stores; Harlem section, inquire A. FRIEDBERG, 1880 Prespect av., Bronx.

FOR SALE WEST SIDE.

Presignable private house.

10 rooms, 4 bathrooms; immediate possession Frice \$50,000.
FOLSOM BROS., INC., 127 East 34th at FOUR story and basement, W. 90's, 12 rooms, et. lights, parquet; good condition; will sell house and furnishings at \$17,500; easy terms; poss. at once. COUGHLAN COMPANY, INC., 200 W. 720.
MANHATTAN AV., near 104th at.—9 rooms and bath; price, \$17,500; cash, \$7,500.
Tel. Monday, Academy 1625. No agent. NEAR CENTRAL PARK WEST, story, 20 feet, 14 rooms and 2 baths, par-uet floors, steam best, handsomely fur-sished; \$7.500 cash required. SLAWSON & HOBBS, 162 W. 72D ST.

SLAWSON & HOBBS, 162 WEST 72D ST.

SLAWSON & HOBBS, 162 W. 72D ST.

NEAR WEST END AVENUE.
4 story dwelling, 36 ft. front, key lot, newly decorated; price \$45,000.
SLAWSON & HOBBS, 162 W. 72D ST.

OPPOSITE MUSEUM
OF NATURAL HISTORY.
The and a half story American basement trate dwelling, with elevator; size 25x100; rooms, 5 baths; for radie or to lease; imdate possession. GEORGE S. RUNK,

CITY AND COUNTRY COMBINED.

Beautifully located new six room frame dwelling: lot 37.6x160: built by owner; must leave New York; cost 215.000; eacrifice for 7 froom lax exempt ho, n in finest resistance with the form 2 to 5, No. 3336 Glies place. Take Broadway subway to 23is st and walk east four blocks, or University av. car to Glies place. The form 2 to 5, No. 3336 Glies place. Take and bath tiled, fixtures but at in. breakfast and bath tiled, fixtures but at in. breakfast and bath tiled, fixtures but at the sewing room. Of the first place.

FRANK S. WHALEN. 301 East 149th.

FRANK S. WHALEN. 301 East 149th.

Fushing. Tel. Alurray Hill 6.5x or 30th st. Fushing. 12; All buys new ate possersion.
Lexington av.
Textington av.
THREE STORY PRIVATE HOUSE
THREE STORY PRIVATE HOUSE
statements of Broadway and 72d st.; Dosseerlon.

SLAWSON & HOBRS, 162 W. 72D ST.

WEST louth st., near Broadway, two 5 story apartments, all improvements, rent \$17,300 (low); price \$115,000, long term morigage.

PORTER & CO., 159 West 125th st.

WEST 73D ST., No. 166, 5 story apartment building: will sell or exchange. JOSEPH ABRAMSON, 46 West 46th st. 136x100; factory or apartment site; sub-way. OWNER, 1049 Washineton av., Bronx. DECATCR AV., northeast or. 201st st; one family, seven rooms and bath, improve-ments; beautiful residence; heart of Red-ford Park; open inspection. Telephone 2508 Beckman. ford Park; open inspection. Telephone 2008
Beckman.
BAST TREMONT AV.—Taxpayer's site, sultiple for stores and garages, at grade; big barrain for immediate sale. THOMPSON, AUSTIN & CO., 141 Broadway, Rector SOZS.
FOR sale—Corner lot on Rhinelander and Mathews avs. Address B. CARNEY, Box 16, Old Westbury, L. I.
"LITTLE FAIRY," new house, six rooms (renting four, small family, couple, one ideal room with scenic studio separately). Sylvan av., near 25th st. Broadway.
LOTS beautiful Sedgwick, Webb. University av., choice, deep. NESSLE, 2820 Sedgwick av. WEST SIDE dwellings, \$2,500 cash. M. H. GAILLARD & CO., 2208 Broadway.

STH AV., above 145th st. 6 story triple tenement, with stores; no steam; rent \$3,800, price \$25,000, only \$5,000 cash required. PORTER & CO., 159 West 125th st. PORTER & CO., 159 West 125th st.

64 WEST 22d OT.

4-Story and Basement; Altered building.
Apartments of 1 and 2 rooms
Bargain; Easy terms.
POSSESSION AT ONCE.

N. A. Berwin & Co., 103 Park ave.

77TH ST. W.-For sale, three story and basement; 10 rooms, two baths; electric lights; \$32,000. Schuyler 2202.

Broadway corner with 9 stores, rental close to \$70,000 per anoun, very low \$15 per room. bank mige. \$180,000. Sign 3 yrs. standing; big net returns; investors opportunity; full details.

NEW CORNER TAXPAYER. 7 stores, 2 bake ovens; rent \$9,300. Price \$68,500, cash \$20,000. J. CLARENCE DAVIS, INC., 140th st. and 3d av., Bronx.

West of 8th Av.

A CHOICE PLOT FOR TANPATERS—Surrounded by large elevator aparlments and tenements, situated on the westerly side of Convent av., 54 feet north 120th at.; size of Nellocative 180.

NewLy constructed tax payer, good section, necking street and two avenues; 15 stores; rent six 102th 125; ideal for stores, public market, &c.; price \$82,000; subject first mortings \$17,000, 0%; only \$3,000 cash; balance equity subordination to building loan, or sacrifice for cash; submit proposition to Estates of Post Academy, Inc., the Part Home, Partaville, Sullivan county, N.; A two story and basement dwelling; immediate possession, 263 W. 187th, near St. Nicho'as av.

diate possession. 563 W. 187th, near St. Nicholas av.

CONVENT AV., 547 (155th).—Beautiful 20 foot house: hardwood electricity, hot water heat: exceptionally choice location, doctor. club, school, sanitarium, two family; \$23,000. Owner.

CCZY eight room dwelling, \$8,000; improvements, possession, terms. HUSTON, 317 West 155th.

ENCEPTIONAL bargain: lot on Broadway, 27x103, south of 215th; exavated for building. KENNELL, 1929 Amsterdam sv.

IMMEDIATE POSSESSION, 27x103, south of 215th; exavated for building. KENNELL, 1929 Amsterdam sv.

ENCEPTIONAL bargain: lot on Broadway, clertric lights; near Amsterdam sv.

IMMEDIATE POSSESSION, 25 battis, electric lights: near Amsterdam; suitable business owner leaving city sell cheap; smell cnah payment. For inspection communicate 97th.

MODERN private house, high class residented its leave; possession. Inquire facerated to lease; possession. Inquire facerated facerated facerated for lease; possession. Inquire facerated facerated facerated for lease; possession. Inquire facerated facerated facerated for lease; possession. Inquire facerated fa

DWELLING, 12 rooms, Charles st., 20205;
\$17,300, DURCSS, 153 W, 14th st.
POUR stay loft building, 21 Desbroaces st., near Greenwich st., suitable for email factory; \$1,200 per year rental. Inquire AU-GUST LAUTER, 435 East 153th st. Phone Melrosc 2041.

MERCER STILLET BARGAIN.
Who wants a brind sew 25 feet, 5 stay Olis elevator loft building, never occupied, only of the bugget bargain downtown. P 565 W. 14th st., core of force enter house, and factory of the bugget bargain downtown. P 565 W. 14th st., to root with option of buyeness, and downtown. P 565 W. 14th st., to root with option of buyeness, and bargain downtown. P 565 W. 14th st., to root with option of buyeness, and bargain downtown. P 565 W. 15th st. Phone Adulton 232.
WASHINGTON ST. near Desbroaces st. 4 story stable, with lofts, and 3 story tension. The proposition of the property of the story of the st

CITY REAL ESTATE.

Heights, Above 125th St. Bronx-Sale or Let. West of 8th Av.

UNIVERSITY HEIGHTS LEASE, \$75 monthly, 8 room house, garage, electricity, steam heat, fireplace, Call 4139 Apilosy road, Great Kills, Richmond. WEST BRONX.

Private house; refined neighborhood; trooms and bath; modern improvement large plot; two car garage; four blocks Lexington av. subway and eth av. "Leprincipals only. STRATTON, 5 East Bur side av. Phone Fordham 1448. Brooklyn-Sale or Let.

FLATBUSH.

Very desirable two family house, 881 East 33 st.; eight large, light rooms in each partment; two large porches, all improvements, two steam heaters; large plot; fine eighborhood; only \$6,500 cash required.
F. CARLSON, owner, 847 East 19th st., trooklyn

Brooklyn

FLATBUSH—New one family tax exempt house, six rooms, tiled bath, sun parlor, attic, steam heat, parquet, private garage, driveway, 25x100, near interboro subway, Flatbush station; price \$9,500; easy terms, \$1,500 cast, inspection invited. SMITH, 881 East 38th st., near Glenwood road.

Cl. RENCE B. SMITH, 1424 Fulton st.

OW VER leaving city will sacrifice 2 family
house facing Amerisont Park; rental is
come '51,800 per year; 5 minute walk from
subw by; up to date throughout; prices
\$13,00 i location, 1052 E. 38th st., Flatbusi
Tel. 5 10 Midwood.

\$50,000 TO \$75,000 HUDSON RIVER VIEWS CREATED We have several lots overlooking the same pegutiful Hudson and the same Palisacar \$5,000 up.

BAY RIDGE APARTMENT—Best buy in years, at express subway station, 8 family brick, steam heat, electricity; fine order; rents about \$5.700 yearly; price \$30,000. SIMONSON AGENCY, 6813 4th av., at Bay Ridge av. subway station.

BEDFORD section, reasonable terms, whit stone house, 12 reoms, 2 baths, 3 toilets, parquet, electric, shades, screens, 9 tons of coal, from owner; not shown Sunday. Abply 310 Pacific st., between New York and Nostrand avs.; brokers protected.

BORO PARK—50th st.; two family detached cottage, five rooms, bath on first; six rooms, bath on second; four rooms, bath in attic; open perches for each story; electric, parquet, two furnacies; \$13,500. Call Berkshire 3367.

BEDFORD SECTION, 1241 Bergen st., between Brooklyn and Kingston avs.; 13 room house, 3 story and basement; limestone; 2 baths, hot water licat, electric; in good condition. Apply owner on premises.

BARGAINS—One and two family housen, stores, lots. OTTO SINGER stat Medical and the stores of the state of the sta THOMPSON-AUSTIN & CO., INC. 238TH ST., 417 W-West of Broadway, at-tra titve, new, one family brick and stucco houset with garage, plot 100x100, 7 rooms, sun parlor, finished attic, all improvements;

West 150s, St. Nicholas av.; walkup; rent. \$17,500; price, \$83,000; all improvements. HARRIX ENCHANGE, Times Building, Bryant \$210. BARGAINS—One and two family hous stores, lots. OTTO SINGER, 261 Ki Highway, opposite Sea Beach subway s

Specien Duyvil and Riverdale, Above Harlem River.

CITY REAL ESTATE.

HUDSON RIVER

VIEWS

Riverside Drive Lots Are Worth

Twelve rooms, private dwelling, \$200 per month. Apply on premises.

\$20.5 \text{N} \

BARGAINS—MANHA TTAN AND BRONX.

9 story glevator apart ment West 55th st.; 6
story 83d st., Riverside, Drive; 7 story Central
Park West, corner helou 70b; 7 story apartment Carneck Hill; 12 a ory mercantile 18th,
5th av.; River av., gens Burnside, 5 story
walk up, and many other st. exchanges considered. JACQUES POLL, VISCHER, 741 E.
183d.

183d.
BUILDERS—Park averna; a rner plot for 14
story apartment bull: flax; vermanent loan;
story apartment bull: flax; vermanent loan;
story apartment bull: flax; vermanent loan;
story apartment bull: AM JUELAN CO., 25 COLORED new law, 75x100 rents \$19,700 price \$89,500; cash, \$11,000 Q 1385 He aid, Harlem.

FOUR story and basement, hear Bway, 17 rooms, 4 baths, el. lights, p. un uet floors; Al condition; price \$22,000; po. is, any time. COUGHLAN & COMPANY, INC. \$ 90 W. 72d. GARAGE in restricted zone for a late to settle estate: \$50,000 cash required.

SLAWSON & HOBBS, 162 W. 72h ST. East 8th at., near Glenwood road.

FLATBUSH-For rent, furnished or unfurnished, detached house, 12 rooms, 2 baths, newly decorated, newly furnished; 5 car garage; best residential section; convenient subway and surface cars; vearly lease; summer rental considered. Address A. B., cars Hicks Agency, 52 Vanderbilt av., N. Y.

FLATBUSH-On exclusive, convenient block, a palatial duplex home of elegance; plot 72 feet frontage; each spartment cight large, sunny rooms, private porch; garage; garden; will sell or rent lower vacant apartment, Inspect, 250 Kenmore place. Flatbush 2557.

GENUINE bargain; Brooklyn Heighta; residential, brick and stone; modern corner dwelling, latest improvements, heated garage. Telephone OWNER, Bryant 0581.

HOUSE, 30x100, electricity and garage, 6

PARK AV. SECTION-Private houses, furnished, unfurnished, sale or leave; some wonderful values. DE FLOREZ, 46. Ma dison av. Vanderblit 1848. SIX story modern elevator apt, hou se; 100x 100; few doors from Bway; rent big for \$32,500, average per room \$15, price \$ 65,500, average per room \$15, price \$ 65,500, cash roquired \$15,000, netting \$11,420, COUGHLAN & COMPANY, INC. 200 W. 7, 1d. SPECULATORS AND INVESTORS, \$7,000 cash buys 5 story 20 family bide. \$7,000 cash buys 5 story 20 family blds. hot water supply; rental \$4,393; price \$23,000 AUGUST LAUTER, 436 East 158th st.

TAXPAYER'S SITE,

125 ft. from Broadway subway stations,
THOMPSON, AUSTIN & CO.,
141 Broadway. Rector 5028,

8TH AV. tenements, side street properties,
A. KANE COMPANY, 2239 8th av. Bronx-Sale or Let.

ACT quick; good two family, West Bronx; steam heat, electric; total price only \$9,500; terms arranged. WALLACE, 1853 Morris av., near 176th, Concourse. ATTRACTIVE West Bronx new two family houses, with garage; every up to date improvement; terms arranged. WALLAGE, 1853 Morris av., near 178th, Concourse.

Tel. 3 to Midwood.

SEA ( WTE-Facing ocean, for rent, furnished cottage, 12 rooms, 3 baths, 4 open fireplace a food heating plant, instantaneous hot want to satable for year round occupancy. A drew A. S., care Hicks Agency, 52 Vander Mr as., New York.

SEVEN ro ams, bath, semi-detached, steam heat, par 194; electricity, porch inclosed, screens, sto un windows, shades, awnings; easy housek wellng; near 1. R. T., stores, school; imm winter possession. Phone Midwood 3915-R.

ST. MARKS. PLACE. IRSS Morris av., near 178th, Concourse.

Beautiful houses on the prettlest parkway in the City; convenient to elevated, Jeroffe subway and N. Y. Central.

Modern Two Family High Class Houses for the discriminating person, ready for occupancy October 1st, hot water heat and supply; parquet floors throughout.

The Walls is Kitchen and Bath. Finest plumbing and electric fixtures, garage. Builder on premises, 230-231 Mosholy Parkway North, mar Bainbridge Av.

BEAUTIFUL one family, 8 rooms, bath, large perch, breakfast porch, hot water beat, parquet floories, fine lawn, shrubbery, trees, flowers, California privet hedge, garage; lot 78x100; corner opposite Van Cortlandt Park.

PETEERS, 1644 Tremont av.

BUILDERS! \$1,000 cash; 50x100, pear Conwood 3915-R.

ST. MARKS PLACE—Three story brown stone, 21 roc we, 3 baths, \$13,000. NIEL-SEN OFFICES, 32 Court st., Brooklyn.

BUILDERS! \$1,000 cash; 50x100, near Concourse and Fordham; foundations completed; free apariment house plans \$20,000.
Plot 100x100, 2 blocks from Concourse, level; 85,500, TUOTI, 226 Lafayette st.

BEAUTIPH, acc. 1934 Tromont av.

218T : \$1,001 EAST.

For sale, beaut, 1 nl stucco brick house i heart of Flattuch, 1 rooms, 2 baths, built i shower; double ga 2 se. tax exempt; sacrifice \$17,500, Midway d 7082.

Finshing. Tel. Flushine 00A, or 30th st., south of Broadway. Tel. Flughting 4152.

BROADWAY-FLUSHING.—\$12AW buys new factors of the street of ELMHURST-POSITIVELY REAL BARGAIN

ELMHURST'S finest residence; all improve-ments; three baths; large garage; grounds. 1930 Havemeyer. FLUSHING.

Being built, ready for occupancy October 1, modern, up to date one family houses, six rooms, all improvements; garage; ground 40x80; near trolley line; price \$14,000; Queens av., near Parsons av., Kissena Park, Also large stucco house, eight rooms, two baths, three tollets; double garage; ground about 129x80; price \$25,000. Mrs. MILLER, Parsons av. and Jasmine at. Phone 0915-R Flushing. Flushing.

FT.USHING—Sacrifice; desirable home, I3 rocms, two baths, parquet floors, copper screens, two car garage, fine shrubbery; excellent neighborhood; corner plot; price \$25,000; easy terms; might take lots or small property part payment; brokers protected, HAMILTON, owner, 215 South Parson av., Flushing.

HOUSE, WITH COAL,
At Forest Hills, 17 minutes from Penn station; very desirable 8 room house unfurnished, until June, 1923. Coal for winter,
now in cellar, can be purchased. Call Room
406, No. 50 E. 426 st. Tel. Murray Hill 7037. 408, No. 50 E. 42d st. Tel. Murray Hill 7057.

JAMAICA—2 family detached brick, exclusive neighborhood, 11 rooms, 2 baths, billiard room, shower room, breakfast corner, positively up to minute improvements: 2 car garage: near L. I. R. R. elevated station, also all trolleys; price \$21,000; cash \$3,000.

GATES REALTY CO., 424 Fulton st., Jamaica, or 1357 Broadway, Brooklyn, Call Sunday to inspect this wonderful house. JAMAICA BARGAIN-NORTH SIDE Up to-date 8 room house, enclosed porch, steam, elsetricity, gas, sewer, parquet floors, I car garage, plot 40x100. Price \$10,500, 53,000 Cash. This property is worth \$15,000. B. H. Sweet, 365 Fulton Street, Tel. 0476 Jamaica. PLOT SEXIST, east side of Decatur st., near Seneca a: fine for factors or garage, L. CORNWELL, 9317 Glenwood road, Brooklyn. TWO family brick, all improvements; age near Grand ave. station. Astoria, ply SVEC. 73 East End av., N. Y. City.

To Rent Stapleton, S. I. Reautiful 8 room stucco house, large porch, hardwood floors, open fireplace in living room, tile bath, screened sleeping porch; located in the restricted residential section. Address X 2276 Herald, 280 Broadway. CITY REAL ESTATE.

Richmond-Sale or Let,

SUBURBAN REAL ESTATE. Long Island-Sale or Let.

VAN CORTLAND? TERRACE, SOUTH.
New corner residence, large plot, 10 rooms, three baths, two car garage, but water heat, hollow tile and stucco construction; view unaurpassed; tax exemption, beautiful trees, vines and shrubbery; modern in every degil. Cost \$55,000; will sell for \$42,000. The control of the

745 South Broadway. You Tel. Yonkers 3805. At Your Price. Flushing outch Colonial, Broadside to street; garage ob;100; 6 minutes Broadway station; center all; open fireplace; built in bookcases; oak loors, upatairs and down; tile in kitchen and bathroom; real shower.

IMPORTANT,

teaving town: references; October 1 occu-pansoy; sacrifice; owner, 80 West 30th st. Phone 2818R.

Phone 2818R.

AT DOUGLASTON—On Douglaston Parkway, a new Colonial dwelling, direct from builder; extra large rooms throughout; ample clothes closets; sun porch opening from living and dining rooms; breakfast alcove; five bedrooms and sleeping porch; three bathrooms, built in shower. J. W. DOOLITTLE, Douglaston Park, corner Jackson av. Phone Bayside 1316. AT BABYLON, lots 25x150 ft., unrestricte, and convenient depot; price \$120; terms \$10 down and monthly; many other properties. WILLIAM E. SPRAGUE, Sprague Bldg., opposite depot.

BAYSIDE. FLATBUSH Choice home sites and business lots, 10 lots Northeast and Northwest corners of Kings Highway and East 31st street 5 lots North side of Avenue N. 5 lots Avenue M. and East 29th street, 30 lets on East 29th street, below Avenue M. 30 lots on Nostrand avenue and other parcels in that section. Prices \$775 to \$1,200, 10 per cent. down and 2 per cent. per month. Take 7th avenue subway to Flatbush avenue and Nostrand avenue, surface line to Avenue N. or to Kings Highway. J. E. BATRESS & CO. Inc., 301 Fulton street, Brooklyn.

20 minutes from Penn station by cler electric service; cozy little home confaint 7 rooms, bath, fireplace; modern in ever particular; excellent condition; price \$11,75 particular; excellent condition; price \$11,75

New Colonial, tax exempt, standing on plot 100x120; garage, perfect construction contains 7 rooms, 2 baths; reasonably price at \$17,000; first floor contains living room dining room, bathroom, kitchen, sun porchentrance porch, center hall, maid's room and bath; second floor, master's room with dressing room with 2 closets, 2 guests rooms, linen closet and beautiful tide bath with modern plumbing.

Beautiful semi-bungalow, containing 5 rooms, bath; 6 years old, in wonderful condition; garage; can be bought for \$5,000-less than duplication cost. Several others at \$8,000 up.

DEECHHURET, L. L.—EIGHT ROOM HOUSE, TWO BATHS, HOT WATER HEAT: ALL-ATEST IMPROVEMENTS: FIVE MIN-TESS WALK TO HEACH AND STATION; ORECT FROM OWNER, CALL ALL-VEEK, FLUSHING 3523-R. BALDWIN, L. I.—7 room house, garage 88.500. 5 room house, enclosed porch 5.500; latest improvements; nice location hear trolley and station. TWINEM, owner frand and Thomas av.

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Fine house, 8 rooms, laundry, tiled bath, extra tollet, 2 sun pariors, parquet, all improvements, 2 car garage; 60x100; \$11,000; terms; 6 rooms, bath, all improvements, 7 minutes, 50x102; \$8,700; cash about \$2,000; 6 rooms, bath, all improvements, 40x100, 80,800; cash \$1,000; houses and bungalow, all types, \$5,750 to \$25,000; farms. M. WRIGHT & SON, Corona and Mineola avs. Tel. 385. Tel. 363.
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